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The authors have evidently endeavored to make the work, first a sort of cyclopædia of terms, second a complete collection of all the cases on the subject, and finally a philosophical treatise on the principles of the subject. The result is three large volumes. It must be said that the attempt to combine all three features in one work renders it more or less disjointed, and, to the writer's mind, of little value as a book of principles.

As a whole, the work appears to be well written, and the citations are, if anything, too numerous. It is doubtful, however, whether the work adds anything more than additional cases to previous treatises on the subject. *O. J. R.*

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A TREATISE ON SPECIAL SUBJECTS OF THE LAW OF REAL PROPERTY: Containing an Outline of all Real Property Law, and More Elaborate Treatment of the Subjects of Fixtures, Incorporeal Hereditaments, Tenures, and Allodial Holdings, Uses, Trusts, and Powers, Qualified Estates, and Mortgages, Future Estates and Interests, Perpetuities and Accumulations. By ALFRED G. REEVES, A.M., LL.B., Professor of Law in the New York Law School; Editor of "Reeves's Leading Cases on Wills." One volume, 8vo, 1000 pages.

In this volume Mr. Reeves presents to us the first part of a treatise which, when completed, will contain in two volumes an exposition of all the topics ordinarily comprised within the law of real property. The work is not designed to cover the whole field of real property law, but rather to present a complete outline of the general subject, as well as thoroughly to discuss and state the law on some of its more important and more intricate subdivisions. The book is therefore with propriety entitled "Special Subjects of the Law of Real Property," since, while it shows real property law as a complete, rounded, logical system, and gives the reasons which support the existence of each technical rule, nevertheless aims also to elaborate and discuss with some particularity the more important branches of that law. After the introductory portion, which in its present unfinished state is taken up with a discussion of Fixtures, and of Property as it is sometimes Real and sometimes Personal, the author has made the following three logical subdivisions: Book I, dealing with Lands, Tenements, and Hereditaments; Book II, dealing with Holdings of Real Property, whether Allodial or by Tenure; Book III, dealing with Estates in Real Property, which are classified: (1) with reference to the courts that recognize them, (2) with reference to their conditional or qualified nature, (3) with reference to the

time for their enjoyment to begin. The introductory portion, which is at present incomplete, is to contain when finished a thorough outline of all real property law, divided into its four natural departments, to each of which a separate book is to be devoted. Book III, dealing with Estates in Real Property, is also incomplete at present, and when finished is to have five parts, of which only three are now presented.

Mr. Reeves has been for the past fourteen years a professor of law, and the present volume is the outcome of his experience in teaching large classes of students. It has been his endeavor to produce a book which would be of service to the practitioner and yet clear and compendious enough to be of value to the student. With this end in view too much prolixity, on the one hand, has been avoided, and, on the other, the style is not so concise as to be difficult of ready comprehension upon one careful reading. Cases have not been cited in great numbers, the book embodying in this respect, says Mr. Reeves, "the results of careful selection from the ponderous masses of adjudications." Although the author has realized the impracticability of discussing the statutory changes in real property law in the various states of the Union, yet the book will be of especial service to those practising in the state of New York, as the New York statutes on the topics discussed and the important constructions and authorities that have grown up around them are given in separate and distinct notes. On the whole, the book is to be commended as a capable, clear, and accurate presentation of those parts of real property law of which it treats. We have no doubt that Mr. Reeves will maintain in his second volume the high standard of excellence he has reached in his first; nor that when completed the work will deserve to rank among the authoritative treatises on the law of real property.

*F. H. S.*

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ENGLISH AND INDIAN LAW OF TORTS. By RATANLAL RANCHHODDAS, B.A., LL.B., Vakil, High Court, and DHIRAJLAL KESHAVALAL, B.A., authors of "Commentaries on the Indian Penal Code." Second edition. Pp. clx+581. Bombay: The Bombay Law Reporter Office. 1903.

It is claimed by the authors that this is the pioneer work presenting both the English and Indian Law of Torts together, and, while this may not commend it especially to others than those interested in the Indian Law, it reflects great credit on its authors, for it is evident that a great deal of labor and research have been expended upon its compilation.